

073.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,082,100 /

Total Card / Total Parcel

USE VALUE:

1,082,100 /

1,082,100

ASSESSED:

1,082,100 /

1,082,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DINUCCI DARIN P	
Owner 2:	
Owner 3:	

Street 1: 294 HARVARD ST

Street 2:

Twn/City: MEDFORD

St/Prov: MA Cntry Own Occ: N

Postal: 02155 Type:

PREVIOUS OWNER

Owner 1: MORIARTY RUTH M -

Owner 2: -

Street 1: 10 CROSBY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2168 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7820	Sq. Ft.	Site			0	70.	0.84	12									458,218						458,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7820.000		615,100		8,800		458,200		1,082,100						45944	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/30/18	

**USER DEFINED**

Prior Id # 1: 45944

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

6116

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT**TAX DISTRICT****PAT ACCT.****SALES INFORMATION****TAX DISTRICT****PAT ACCT.****SA**

EXTERIOR INFORMATION

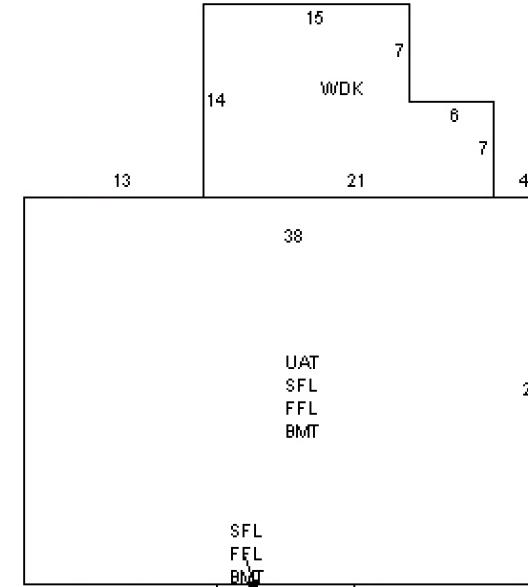
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	16 - Stone Vene	5%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE/STONE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	2	Rating: Average

COMMENTS

RESIDENTIAL GRID

SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1949
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	2 - Good
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**CALC SUMMARY****COMPARABLE SALES****REMODELING****RES BREAKDOWN****NET UNIT****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELECTRIC****HEATING****GENERAL****PHYS COND****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****4.6 %****SIZE ADJ****CONST ADJ****ADJ \$ / SQ****OTHER FEATURES****GRADE FACTOR****NBHD INF****NBHD MOD****LUC FACTOR****WTAV\$/SQ****ADJ TOTAL****JURIS. FACTOR****SPECIAL FEATURES****FINAL TOTAL****PARCEL ID****RATE****PARCEL ID****TYPE****DATE****SALE PRICE****UNIT****RMS****BRS****FL****1****7****3****TOTALS****1****7****3****SUB AREA****SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,084	44.570	48,310					
FFL	First Floor	1,084	148.550	161,032					
SFL	Second Floor	1,084	148.550	161,032					
UAT	Upper Attic	266	59.420	15,806					
WDK	Deck	252	10.040	2,531					
Net Sketched Area:					Total:		388,711		
Size Ad	2168	Gross Area	4568	FinArea	2168				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	8 X 10	A	AV	2007	500.00	T	9.6	101			36,200			36,200
3	Garage	D	Y	1	18 x 18	G	AV	2013	28.40	T	4.8	101			8,800			8,800

More: N

Total Yard Items:

8,800

Total Special Features:

36,200

Total:

45,000